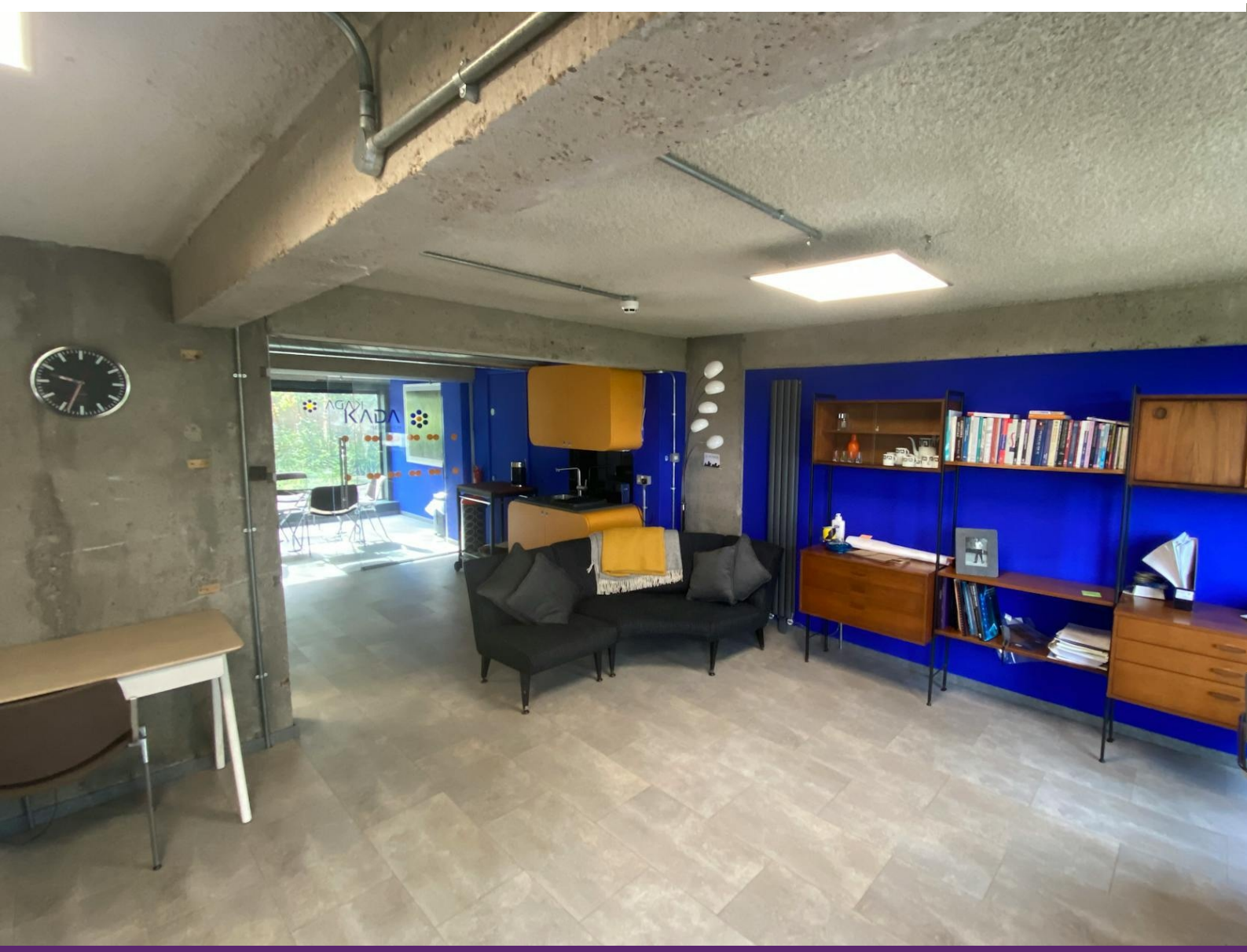
COMMERCIAL PROPERTY PARTNERS

To Let
10 South Street,
Park Hill
Sheffield
S2 5QX



FULLY FITTED MODERN OFFICE

492 Sq Ft (45.71 Sq M)

- Ready for immediate occupation
- Self-contained office with own 'front door'
- Stunning, panoramic views over Sheffield

FULLY FITTED MODERN OFFICE

492 Sq Ft (45.71 Sq M)

Location

10 South Street is part of the iconic Park Hill development. The first phase provided a unique mix of residential and commercial space. The second phase of the development is making Park Hill a true urban village with over 3,000 people living and working on site. With the tram and train within a matter of minutes walk from Park Hill, it offers superb connectivity to public transport. Furthermore, a pay and display car park behind Park Hill offers parking for staff and customers. Park Square Roundabout is just down the hill providing onward access to The Parkway and M1.

Description

The property comprises a self-contained, ground floor office which has been fitted out to a very high standard. This means that the new occupier can, if they wish, operate from the premises almost immediately without the need to undertake works.

A brief specification comprises:

- open plan office and separate meeting room
- modern, vibrant kitchen area and separate WC which divides the space
- full height glazing

Terms

To be let by way of new FRI lease terms.

VAT

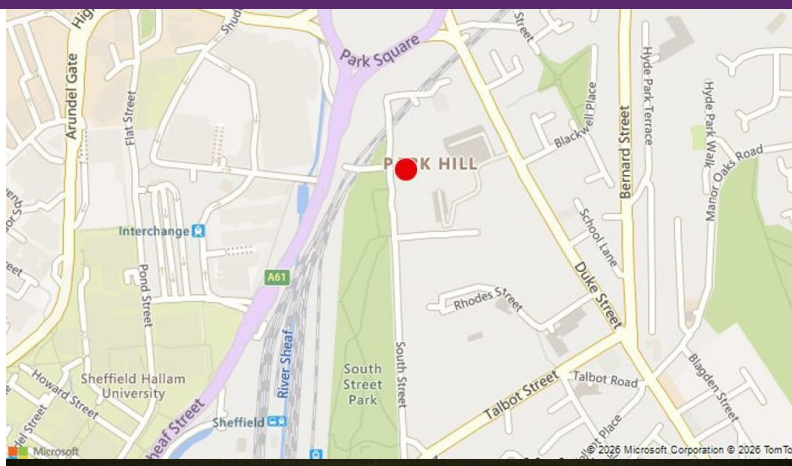
All figures are quoted exclusive of VAT at the prevailing rate.

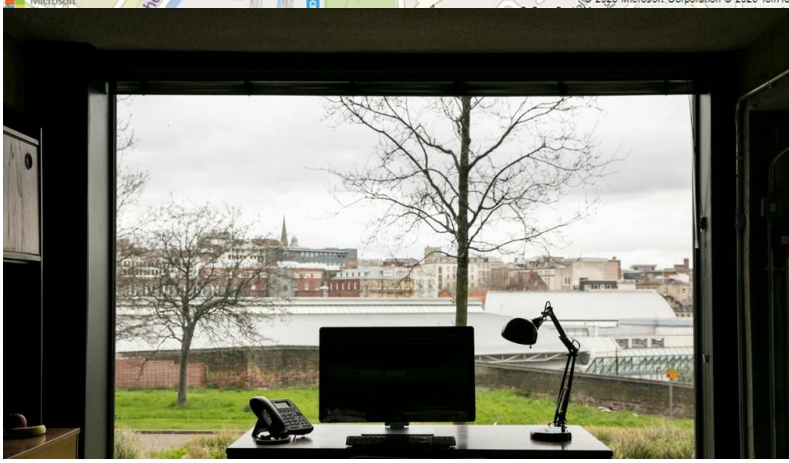
Rateable Value

Rateable value available upon request.

EPC Rating

EPC Available upon request





Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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